

FOR LEASE

1102 BURNABY AVENUE, PENTICTON, BC

LOT SIZE: 1.22 ACRES • SHORT-TERM LAND LEASE OPPORTUNITY

GROSS ASKING RATE: \$1.30 PSF

SUBJECT SITE

Eckhardt Avenue – 14,000 VPD
Burnaby Avenue – 5,000 VPD
Wylie Street – 2,000 VPD

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Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease 1102 Burnaby Avenue (the “Subject Property”) in Penticton, BC. This centrally located parcel offers a unique opportunity to secure fully serviced near downtown and Okanagan Lake.

The Subject Property is well-suited for a variety of short-term uses including construction staging, RV or boat parking, community garden initiatives, and other complementary uses. There is the potential for parking-related applications, subject to municipal approval, offering additional versatility for prospective tenants.

Note: Tenants are to inquire with the City of Penticton regarding a Temporary Use Permit.

HIGHLIGHTS



Flexible Interim Use Opportunity - Vacant site with immediate availability for a range of short-term uses including construction staging, RV/boat parking, community-oriented uses, and potential parking uses (subject to municipal approval).



Strategic Central Location - Situated minutes from Downtown Penticton, Highway 97, Okanagan Lake, and key amenities including Okanagan College, Penticton Golf & Country Club, and the South Okanagan Events Centre.



Surrounded by Growth - Located within the North Gateway area, which has seen significant planning focus and investment, including nearby developments such as Riverside Village and Sokana.



Strong Market Fundamentals - Penticton continues to experience steady population growth and housing demand, supporting both interim leasing opportunities and long-term redevelopment value.



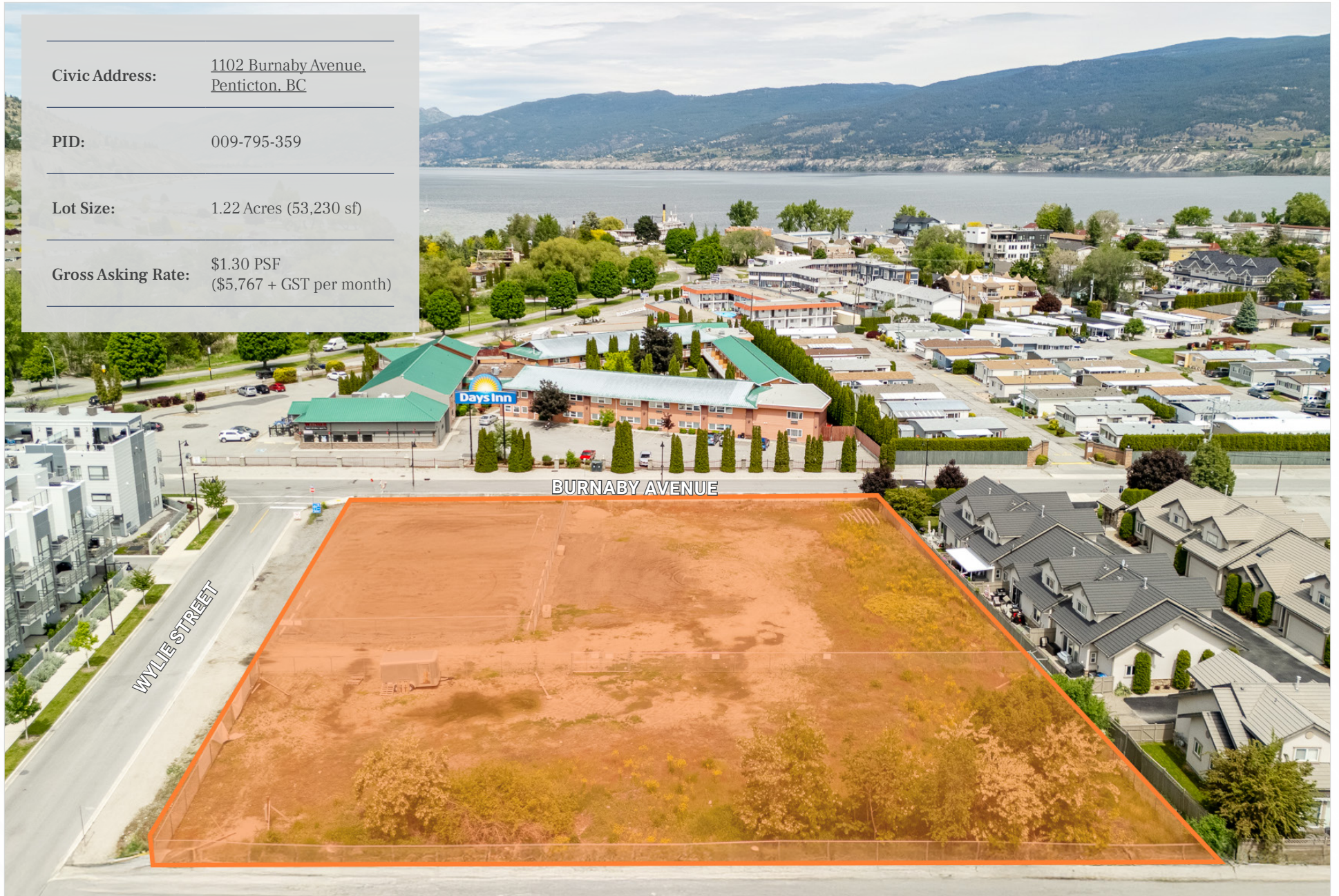
PROPERTY DETAILS

Civic Address: 1102 Burnaby Avenue,
Penticton, BC

PID: 009-795-359

Lot Size: 1.22 Acres (53,230 sf)

Gross Asking Rate: \$1.30 PSF
(\$5,767 + GST per month)



LOCATION OVERVIEW

Ideally situated in central Penticton, 1102 Burnaby Avenue offers excellent access to the city's major amenities, transportation routes, and recreational attractions. The property is located just minutes from Downtown Penticton, Okanagan Lake, and Skaha Lake, and is surrounded by a strong mix of retail, dining, service commercial, and residential amenities.

Recognized as one of the Okanagan Valley's premier lifestyle destinations, Penticton benefits from a thriving tourism sector, expanding local economy, and renowned wine industry. The area offers year-round recreation including boating, hiking, cycling, skiing, and golf, while Highway 97 provides direct connectivity throughout the South Okanagan and broader Interior region.



Legend

● Cafes/Bakeries

1. Wayne & Freda
2. Blenz Coffee
3. Starbucks
4. COBS Bread
5. Tim Hortons
6. Café al Socialē

● Shopping/Services

1. IGA
2. Canadian Tire
3. Safeway
4. Martin Street Liquor
5. BC Liquor
6. La Cucina European Market

● Dining/Entertainment

1. Brodo Kitchen
2. Lachi
3. Theo's Restaurant
4. Cannery Brewing
5. Landmark Cinemas
6. Neighbourhood Brewing

● Schools/Recreation

1. Okanagan Lake Beach
 2. Penticton Community Centre
 3. Penticton Farmers' Market
 4. Penticton Golf & Country Club
- H Penticton Regional Hospital

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